

RENTAL MARKET REPORT

Ontario Highlights

Canada Mortgage and Housing Corporation

Date Released: Spring 2008

Figure 1

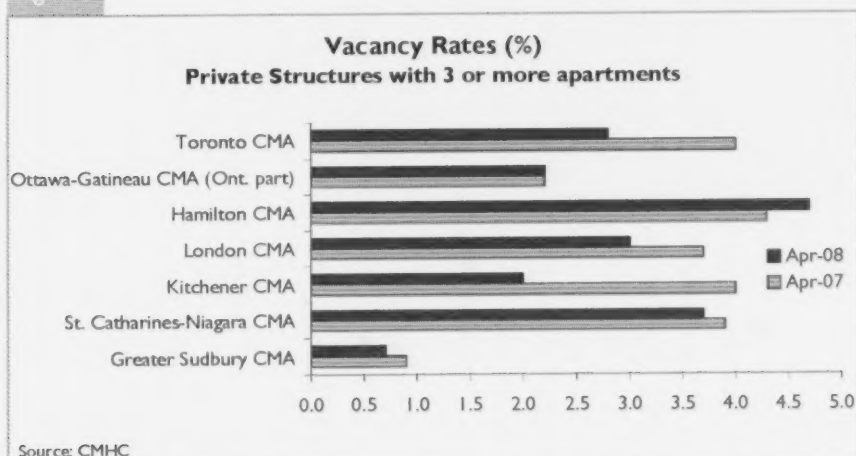
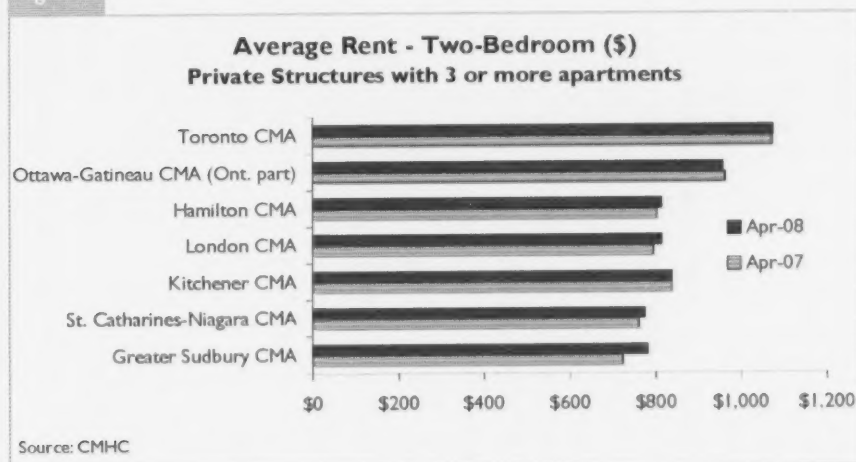


Figure 2



Highlights

- Ontario rental apartment vacancy rates decline to 3.1 per cent in April 2008
- Vacancy rates decline for all bedroom types
- Most urban centres posted tighter rental market conditions
- Greater Sudbury is one of the tightest markets across the country
- Windsor, Hamilton, Oshawa, St. Catharines-Niagara and Thunder Bay post vacancy rates above Ontario average
- Increases in fixed sample apartment rents were in line with rent review guideline increases and increases in the cost of living index
- Notable factors adding to rental demand include: rising homeownership costs, strong youth labour market and low completions of apartments targeted for ownership.

Ontario Vacancy Rates Decline in April 2008

Ontario rental apartment vacancy rates moved lower in April of 2008. Ontario vacancy rates dropped to 3.1 per cent this year from 3.9 per cent in the same month last year. Apartment vacancy rates declined across all bedroom types. Despite recent declines in Ontario vacancy rates, provincial vacancy rates still remain elevated, particularly when compared to booming western Canadian rental markets.

Approximately three quarters of all major Ontario urban centres registered vacancy rates below levels witnessed last year. Greater Sudbury continues to be home to one of the tightest rental apartment markets in Canada. Greater Sudbury's rental markets are benefiting from a boom in mining activity driven by rising commodity prices which in turn is boosting employment growth and immigration. Still, one third of major Ontario markets registered vacancy rates above Ontario averages. Notable examples include Windsor, Oshawa, Hamilton, St. Catharines, Niagara and Thunder Bay. Vacancy rates remained above provincial averages in these goods-producing centres largely due to local economy

ties to a slowing US economy. Slower US growth along with a high Canadian dollar dampened local business and housing market conditions in these centres. Ontario's largest and most expensive housing markets, Toronto and Ottawa, saw vacancy rates move below Ontario averages.

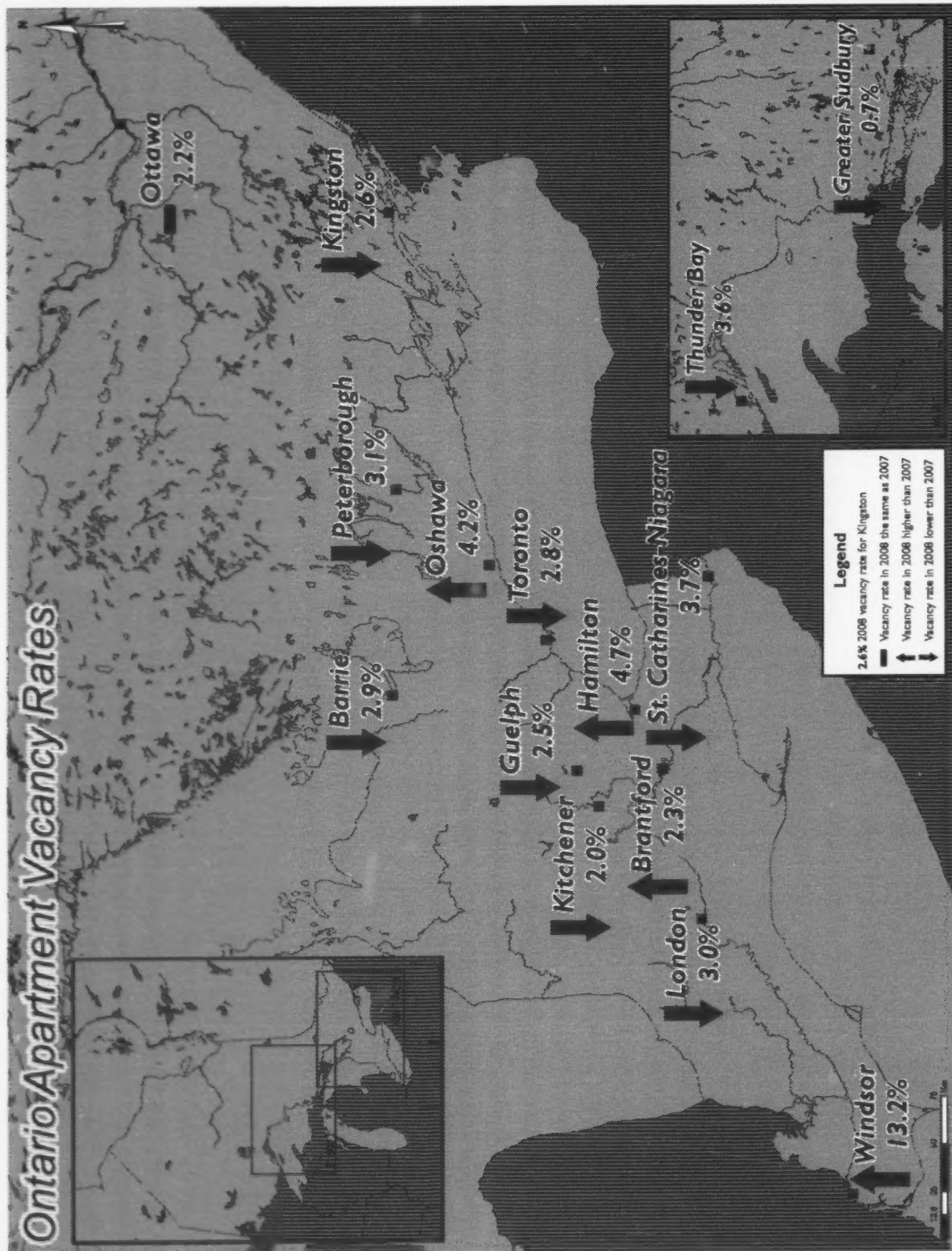
Elevated Ontario vacancy rates kept the growth in average 2-bedroom apartment fixed sample rents in line with rent guideline increases and the cost of living index in 2008. When adjusted for inflation however, overall Ontario rent levels have been edging lower.

A number of factors have increased rental demand and put downward pressure on vacancy rates. Firstly, homeownership affordability has started to erode, especially when compared to the cost of renting. While first time buyers were very active in the homeownership market early in 2007, rising mortgage carrying costs have dampened home buying activity since the fourth quarter of 2007. Required income to buy a home has been growing faster than actual incomes across the province. Rising homeownership costs coincided with sluggish Ontario consumer sentiment due to economic uncertainty in the US. In fact,

recent surveys indicate that home buying intentions among first time buyers is down, tempering the outflow of Ontario renter households into the ownership market.

Secondly, younger Ontarians under the age of 24 typically have fewer financial resources and therefore are more likely to opt for rental accommodation during their early adult years. This is especially true if they are successful in landing a job in the lower-paying service sector. Young adults are more likely to have been employed in the service sector, a sector enjoying healthy job gains recently. While some young adults may have opted to stay home longer, some have left the parental home and increased demand for rental accommodation.

Thirdly, while some apartments have reached the completion stage in recent months, fewer completed apartment ownership units in recent years boosted conventional rental demand further. Condominium apartments are a cost effective way for first time buyers to enter the homeownership market. Fewer apartment completions meant fewer renter households were vacating their rental units to take occupancy of their new apartment ownership units.



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1.1.1.1 Private Apartment Vacancy Rates (%)

by Bedroom Type

Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Barrie CMA	**	**	2.5 c	2.5 b	3.8 c	2.9 b	5.5 d	3.5 d	3.5 c	2.9 b
Brantford CMA	**	4.9 d	2.2 c	2.1 b	2.0 c	2.3 b	1.7 c	2.5 c	2.1 b	2.3 a
Greater Sudbury CMA	2.0 c	2.7 c	1.2 a	0.9 a	0.6 a	0.3 a	1.6 c	0.2 b	0.9 a	0.7 a
Guelph CMA	3.1 d	2.4 c	2.5 a	2.2 a	3.4 b	2.6 a	5.8 d	3.1 d	3.2 b	2.5 a
Hamilton CMA	7.1 c	8.3 b	4.4 a	4.0 a	4.0 a	5.1 a	2.9 a	4.1 a	4.3 a	4.7 a
Kingston CMA	1.3 a	1.8 c	2.9 b	2.8 a	4.6 b	2.4 a	**	**	4.1 b	2.6 a
Kitchener CMA	**	2.4 c	3.5 b	2.4 a	3.9 b	1.8 a	**	2.4 c	4.0 b	2.0 a
London CMA	3.1 d	2.4 c	2.8 a	1.9 a	4.2 b	3.7 a	5.3 c	3.6 d	3.7 a	3.0 a
Oshawa CMA	2.4 c	1.1 d	3.1 b	3.6 b	4.3 b	4.5 b	5.2 c	4.8 c	3.9 b	4.2 b
Ottawa-Gatineau CMA (Ont. part)	2.6 b	2.1 b	2.0 a	2.3 b	2.2 b	2.1 a	3.7 d	2.1 c	2.2 a	2.2 a
Peterborough CMA	**	**	3.3 b	2.9 a	3.5 c	3.3 b	2.9 c	2.9 b	3.5 b	3.1 b
St. Catharines-Niagara CMA	**	5.0 d	4.2 b	3.2 b	3.5 b	4.0 b	3.0 b	3.4 d	3.9 b	3.7 b
Thunder Bay CMA	**	4.4 d	5.8 c	4.2 b	4.8 c	3.1 b	**	**	5.5 b	3.6 b
Toronto CMA	4.0 d	2.5 b	3.8 b	2.8 a	4.1 b	2.8 a	4.3 c	2.8 b	4.0 b	2.8 a
Windsor CMA	12.5 d	17.7 d	12.0 a	13.1 a	10.9 c	12.7 a	**	12.7 d	11.6 a	13.2 a
Ontario 10,000+	4.3 b	3.3 b	3.8 a	3.1 a	3.8 a	3.2 a	4.2 b	3.0 b	3.9 a	3.1 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.2.1 Private Apartment Average Rents (\$)

by Bedroom Type

Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Barrie CMA	599 a	651 b	812 a	839 a	929 a	941 a	1,103 a	1,180 b	899 a	917 a
Brantford CMA	537 b	551 a	701 a	657 a	735 a	737 a	792 a	819 a	726 a	713 a
Greater Sudbury CMA	443 a	469 a	593 a	636 a	723 a	781 a	828 a	863 a	668 a	720 a
Guelph CMA	579 b	602 a	731 a	754 a	838 a	856 a	953 a	1,061 b	795 a	826 a
Hamilton CMA	509 a	535 a	651 a	671 a	802 a	815 a	967 a	992 a	730 a	751 a
Kingston CMA	554 a	580 a	689 a	734 a	839 a	863 a	1,060 b	1,110 b	783 a	821 a
Kitchener CMA	533 b	562 a	692 a	692 a	839 a	838 a	966 b	951 a	788 a	787 a
London CMA	489 a	508 a	641 a	652 a	795 a	814 a	955 b	954 a	731 a	740 a
Oshawa CMA	609 a	633 a	771 a	779 a	867 a	881 a	994 a	1,007 a	839 a	854 a
Ottawa-Gatineau CMA (Ont. part)	649 a	666 a	793 a	819 a	961 a	957 a	1,147 a	1,116 a	868 a	875 a
Peterborough CMA	560 a	566 a	702 a	714 a	815 a	819 a	1,005 a	973 a	779 a	786 a
St. Catharines-Niagara CMA	491 a	518 a	643 a	666 a	760 a	774 a	888 a	870 a	717 a	736 a
Thunder Bay CMA	463 b	455 a	574 a	586 a	693 a	714 a	833 a	844 a	642 a	656 a
Toronto CMA	738 a	752 a	907 a	919 a	1,073 a	1,075 a	1,280 b	1,247 a	995 a	1,000 a
Windsor CMA	511 a	492 a	648 a	645 a	769 a	770 a	878 b	856 b	690 a	694 a
Ontario 10,000+	665 a	677 a	794 a	812 a	921 a	931 a	1,149 a	1,128 a	869 a	881 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.3.1 Number of Private Apartment Units Vacant and Universe in April 2008

by Bedroom Type

Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CMA	**	61	26 b	1,032	59 b	2,019	7 d	185	96 b	3,298
Brantford CMA	7 d	134	32 b	1,500	60 b	2,649	11 c	456	109 a	4,739
Greater Sudbury CMA	20 c	755	34 a	3,622	20 a	5,913	1 b	620	76 a	10,910
Guelph CMA	5 c	211	51 a	2,299	98 a	3,757	10 d	338	165 a	6,605
Hamilton CMA	164 b	1,990	718 a	18,010	1,027 a	19,951	105 a	2,558	2,014 a	42,510
Kingston CMA	11 c	610	113 a	4,079	168 a	6,961	**	724	324 a	12,374
Kitchener CMA	18 c	746	215 a	9,064	299 a	16,851	35 c	1,442	567 a	28,102
London CMA	31 c	1,298	311 a	16,095	783 a	20,943	53 d	1,463	1,177 a	39,799
Oshawa CMA	3 d	293	122 b	3,355	299 b	6,652	47 c	976	471 b	11,276
Ottawa-Gatineau CMA (Ont. part)	105 b	4,923	637 b	28,137	535 a	25,432	39 c	1,841	1,316 a	60,333
Peterborough CMA	**	149	58 a	2,005	106 b	3,209	11 b	370	179 b	5,733
St. Catharines-Niagara CMA	24 d	471	175 b	5,531	332 b	8,381	44 d	1,307	575 b	15,689
Thunder Bay CMA	13 d	290	87 b	2,041	89 b	2,885	**	142	192 b	5,359
Toronto CMA	626 b	24,664	3,543 a	127,718	3,533 a	127,423	759 b	26,779	8,462 a	306,583
Windsor CMA	174 d	985	941 a	7,188	793 a	6,233	52 d	407	1,961 a	14,814
Ontario 10,000+	1,295 b	39,624	7,743 a	250,154	9,176 a	290,306	1,295 b	43,056	19,509 a	623,140

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1.1.4.1 Private Apartment Availability Rates (%)

by Bedroom Type

Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Barrie CMA	**	**	4.0 c	4.2 c	6.6 c	6.8 b	9.4 c	5.5 d	6.0 c	5.9 b
Brantford CMA	**	**	3.8 c	2.4 b	3.1 c	2.6 b	2.6 c	4.0 d	3.3 c	2.7 a
Greater Sudbury CMA	4.0 d	5.3 d	2.1 b	1.7 b	1.9 a	1.2 a	3.3 d	1.2 d	2.2 a	1.7 a
Guelph CMA	5.5 d	6.6 c	5.1 b	5.1 a	6.6 a	4.8 a	**	4.8 d	6.1 a	5.0 a
Hamilton CMA	9.9 b	12.4 c	7.8 a	7.4 a	7.1 a	8.5 a	5.3 b	6.7 a	7.4 a	8.1 a
Kingston CMA	5.5 c	3.7 d	7.2 b	4.1 b	7.8 b	3.7 b	**	**	7.8 b	4.0 b
Kitchener CMA	12.1 d	**	6.3 b	4.8 a	7.0 a	4.1 a	8.4 c	5.6 c	7.0 a	4.5 a
London CMA	6.6 c	6.0 c	6.2 a	4.8 a	7.6 a	7.0 a	8.5 c	7.1 c	7.1 a	6.1 a
Oshawa CMA	4.7 d	4.5 d	4.5 b	5.1 b	5.8 b	6.4 b	7.6 b	6.5 b	5.5 a	6.0 b
Ottawa-Gatineau CMA (Ont. part)	5.8 b	4.9 c	4.7 b	5.3 b	5.5 b	4.9 a	**	5.3 d	5.3 a	5.1 a
Peterborough CMA	**	**	7.4 b	6.1 b	6.1 b	5.6 b	5.1 d	6.2 c	6.6 b	5.8 a
St. Catharines-Niagara CMA	**	**	7.3 b	5.1 b	6.6 b	5.5 b	5.0 c	5.8 c	6.9 a	5.4 a
Thunder Bay CMA	**	7.2 c	6.6 c	5.5 b	6.1 c	5.3 b	**	**	6.7 b	5.4 b
Toronto CMA	6.8 c	4.4 c	6.2 b	5.0 a	6.5 b	4.9 a	6.3 b	4.6 b	6.4 a	4.9 a
Windsor CMA	15.9 d	20.0 d	15.3 a	15.8 a	14.4 a	14.8 a	**	13.2 d	15.0 a	15.6 a
Ontario 10,000+	7.2 b	5.5 b	6.3 a	5.4 a	6.4 a	5.4 a	6.5 b	5.0 b	6.4 a	5.4 a

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1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Barrie CMA	n/a	**	n/a	1.9 c	n/a	4.2 d	n/a	**	n/a	3.1 d
Brantford CMA	n/a	**	n/a	++	n/a	1.3 d	n/a	2.4 c	n/a	**
Greater Sudbury CMA	n/a	**	n/a	7.2 b	n/a	7.2 c	n/a	5.0 d	n/a	6.8 c
Guelph CMA	n/a	2.4 b	n/a	2.4 a	n/a	1.6 a	n/a	++	n/a	1.8 a
Hamilton CMA	n/a	4.4 d	n/a	1.2 a	n/a	1.2 a	n/a	1.7 b	n/a	1.4 a
Kingston CMA	n/a	2.8 b	n/a	3.2 c	n/a	3.8 b	n/a	++	n/a	3.8 b
Kitchener CMA	n/a	2.2 c	n/a	1.0 a	n/a	0.9 a	n/a	0.9 a	n/a	0.8 a
London CMA	n/a	2.2 b	n/a	2.6 a	n/a	2.2 a	n/a	1.8 b	n/a	2.2 a
Oshawa CMA	n/a	++	n/a	2.2 b	n/a	1.1 d	n/a	++	n/a	1.2 a
Ottawa-Gatineau CMA (Ont. part)	n/a	++	n/a	++	n/a	1.5 a	n/a	++	n/a	1.4 d
Peterborough CMA	n/a	**	n/a	++	n/a	1.2 d	n/a	3.1 d	n/a	1.6 c
St. Catharines-Niagara CMA	n/a	**	n/a	2.7 b	n/a	2.8 b	n/a	++	n/a	2.6 b
Thunder Bay CMA	n/a	1.5 d	n/a	1.4 a	n/a	1.6 b	n/a	++	n/a	1.5 b
Toronto CMA	n/a	2.4 c	n/a	1.6 c	n/a	1.2 a	n/a	**	n/a	1.2 a
Windsor CMA	n/a	++	n/a	++	n/a	++	n/a	++	n/a	++
Ontario 10,000+	n/a	2.4 b	n/a	1.7 b	n/a	1.6 a	n/a	1.8 c	n/a	1.5 b

¹ The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%)

by Bedroom Type

Ontario - CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Barrie CMA	**	**	3.4 d	3.0 b	3.6 c	2.8 b	8.7 c	**	4.2 c	3.6 c
Brantford CMA	**	4.9 d	2.2 c	2.1 b	2.0 c	2.2 b	2.4 c	1.7 b	2.2 b	2.1 a
Greater Sudbury CMA	2.0 c	2.7 c	1.2 a	0.9 a	0.5 a	0.4 a	1.3 a	0.3 a	0.9 a	0.7 a
Guelph CMA	3.0 d	2.4 c	2.5 a	2.2 a	3.5 b	2.7 a	3.6 b	6.0 b	3.2 a	3.0 a
Hamilton CMA	7.0 c	8.2 b	4.4 a	4.0 a	4.0 a	5.1 a	3.0 b	2.3 b	4.2 a	4.5 a
Kingston CMA	1.3 a	1.8 c	2.9 b	2.8 a	4.7 b	2.4 a	**	**	4.1 b	2.6 a
Kitchener CMA	**	2.5 c	3.4 b	2.4 a	4.0 b	1.7 a	4.3 d	1.6 c	3.9 b	1.9 a
London CMA	3.1 d	2.4 c	2.8 a	1.9 a	4.2 b	3.8 a	5.7 c	1.8 c	3.8 a	2.9 a
Oshawa CMA	2.4 c	1.1 d	3.2 b	3.6 b	4.2 b	4.5 b	3.3 c	3.8 c	3.8 b	4.0 b
Ottawa-Gatineau CMA (Ont. part)	2.6 b	2.1 b	2.0 a	2.3 b	2.3 b	2.2 a	**	2.2 b	2.5 a	2.2 a
Peterborough CMA	**	**	3.1 b	2.8 a	4.1 b	3.3 b	2.8 c	1.9 c	3.7 b	3.0 a
St. Catharines-Niagara CMA	**	5.0 d	4.2 b	3.2 b	3.5 b	4.1 b	4.6 b	4.3 b	4.1 b	3.8 a
Thunder Bay CMA	**	4.4 d	5.8 c	4.2 b	4.7 c	3.1 b	14.5 d	7.2 c	6.1 b	3.9 b
Toronto CMA	4.0 d	2.5 b	3.8 b	2.8 a	4.0 b	2.8 a	3.9 b	2.8 a	3.9 b	2.8 a
Windsor CMA	12.4 d	17.6 d	12.0 a	13.1 a	10.8 c	12.7 a	12.5 d	9.3 c	11.6 a	13.0 a
Ontario 10,000+	4.3 b	3.3 b	3.8 a	3.1 a	3.8 a	3.2 a	4.2 b	2.8 a	3.9 a	3.1 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.2_1 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type Ontario - CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Barrie CMA	599 a	651 b	821 a	843 a	921 a	936 a	1,040 a	1,110 b	901 a	923 a
Brantford CMA	537 b	551 a	701 a	657 a	738 a	745 a	829 a	878 a	742 a	740 a
Greater Sudbury CMA	443 a	469 a	593 a	636 a	726 a	786 a	809 a	820 a	678 a	728 a
Guelph CMA	578 b	599 a	731 a	754 a	852 a	866 a	1,100 a	1,103 a	838 a	858 a
Hamilton CMA	507 a	535 a	651 a	671 a	808 a	815 a	959 a	940 a	744 a	762 a
Kingston CMA	554 a	580 a	689 a	734 a	838 a	862 a	1,040 b	1,080 a	786 a	822 a
Kitchener CMA	534 b	562 a	692 a	692 a	840 a	834 a	951 b	1,033 a	795 a	802 a
London CMA	489 a	508 a	641 a	652 a	793 a	827 a	909 a	914 a	741 a	756 a
Oshawa CMA	609 a	633 a	772 a	779 a	868 a	881 a	1,027 a	1,029 a	855 a	867 a
Ottawa-Gatineau CMA (Ont. part)	649 a	666 a	793 a	819 a	964 a	960 a	1,104 a	1,182 a	892 a	909 a
Peterborough CMA	560 a	566 a	699 a	713 a	807 a	817 a	999 a	872 a	775 a	784 a
St. Catharines-Niagara CMA	491 a	518 a	643 a	665 a	760 a	773 a	868 a	852 a	721 a	738 a
Thunder Bay CMA	463 b	455 a	574 a	586 a	693 a	714 a	724 a	712 a	643 a	656 a
Toronto CMA	738 a	752 a	907 a	919 a	1,074 a	1,075 a	1,281 b	1,253 a	1,001 a	1,007 a
Windsor CMA	511 a	492 a	647 a	645 a	766 a	769 a	848 a	891 a	691 a	700 a
Ontario 10,000+	665 a	677 a	794 a	811 a	919 a	929 a	1,109 a	1,109 a	875 a	889 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

3.1.3.1 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2008 by Bedroom Type Ontario - CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CMA	**	70	32 b	1,072	59 b	2,122	**	425	134 c	3,690
Brantford CMA	7 d	134	32 b	1,500	61 b	2,806	17 b	1,008	116 a	5,448
Greater Sudbury CMA	20 c	755	34 a	3,628	23 a	6,235	4 a	1,351	82 a	11,969
Guelph CMA	5 c	214	51 a	2,302	110 a	4,062	58 b	957	224 a	7,535
Hamilton CMA	164 b	1,999	718 a	18,051	1,029 a	20,143	119 b	5,105	2,030 a	45,299
Kingston CMA	11 c	610	113 a	4,079	168 a	7,009	**	867	325 a	12,564
Kitchener CMA	19 c	748	217 a	9,116	305 a	18,107	53 c	3,334	594 a	31,306
London CMA	31 c	1,298	311 a	16,095	846 a	22,370	63 c	3,437	1,251 a	43,200
Oshawa CMA	3 d	293	122 b	3,381	299 b	6,705	68 c	1,791	492 b	12,169
Ottawa-Gatineau CMA (Ont. part)	105 b	4,926	637 b	28,181	574 a	26,538	185 b	8,548	1,500 a	68,193
Peterborough CMA	**	149	59 a	2,085	108 b	3,270	15 c	775	186 a	6,279
St. Catharines-Niagara CMA	24 d	472	178 b	5,566	348 b	8,575	83 b	1,922	633 a	16,535
Thunder Bay CMA	13 d	290	87 b	2,065	89 b	2,907	33 c	456	221 b	5,719
Toronto CMA	626 b	24,664	3,543 a	127,724	3,562 a	128,630	959 a	33,706	8,690 a	314,723
Windsor CMA	174 d	989	946 a	7,225	815 a	6,421	72 c	775	2,007 a	15,410
Ontario 10,000+	1,296 b	39,668	7,767 a	250,915	9,447 a	298,733	1,927 a	69,742	20,437 a	659,058

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

3.1.4 1 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Barrie CMA	**	**	5.3 c	4.7 c	6.5 c	6.7 b	**	**	7.2 b	6.6 b
Brantford CMA	**	**	3.8 c	2.4 b	3.1 c	2.5 b	3.7 c	3.7 c	3.5 b	2.8 a
Greater Sudbury CMA	4.0 d	5.3 d	2.1 b	1.7 b	1.9 a	1.3 a	2.2 c	1.0 a	2.1 a	1.6 a
Guelph CMA	5.4 d	6.5 c	5.1 b	5.1 a	6.7 a	5.1 a	8.1 a	12.1 c	6.4 a	6.0 a
Hamilton CMA	9.7 b	12.3 c	7.8 a	7.4 a	7.1 a	8.4 a	5.1 b	4.7 c	7.3 a	7.8 a
Kingston CMA	5.5 c	3.7 d	7.2 b	4.1 b	7.8 b	3.7 b	11.3 d	5.8 d	7.7 b	4.0 b
Kitchener CMA	12.0 d	**	6.2 b	4.8 a	7.2 a	3.9 a	**	5.6 b	6.9 a	4.4 a
London CMA	6.6 c	6.0 c	6.2 a	4.8 a	7.5 a	7.2 a	9.3 c	4.3 c	7.2 a	6.0 a
Oshawa CMA	4.7 d	4.5 d	4.6 b	5.1 b	5.8 b	6.3 b	5.0 b	5.0 b	5.3 a	5.7 a
Ottawa-Gatineau CMA (Ont. part)	5.8 b	4.9 c	4.7 b	5.3 b	5.6 b	5.0 a	**	4.6 b	5.7 b	5.0 a
Peterborough CMA	**	**	7.0 b	5.9 b	6.5 b	5.5 b	5.0 d	8.8 b	6.6 b	6.1 a
St. Catharines-Niagara CMA	**	**	7.3 b	5.1 b	6.7 b	5.5 b	6.8 b	6.5 b	7.0 a	5.5 a
Thunder Bay CMA	**	7.2 c	6.6 c	5.7 b	6.1 c	5.3 b	17.2 d	7.2 c	7.5 b	5.7 a
Toronto CMA	6.8 c	4.4 c	6.2 b	5.0 a	6.5 b	4.9 a	5.9 b	4.8 b	6.3 a	4.9 a
Windsor CMA	15.8 d	20.0 d	15.4 a	15.9 a	14.3 a	15.0 a	**	9.8 c	15.0 a	15.5 a
Ontario 10,000+	7.2 b	5.5 b	6.3 a	5.4 a	6.4 a	5.4 a	6.5 b	4.9 a	6.4 a	5.4 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.5 - Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario - CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08
Barrie CMA	n/a	**	n/a	1.8 c	n/a	4.1 d	n/a	**	n/a	3.0 d
Brantford CMA	n/a	**	n/a	++	n/a	1.5 d	n/a	2.8 b	n/a	1.8 c
Greater Sudbury CMA	n/a	**	n/a	7.2 b	n/a	7.6 c	n/a	5.4 c	n/a	7.0 b
Guelph CMA	n/a	2.4 b	n/a	2.4 a	n/a	++	n/a	++	n/a	1.2 a
Hamilton CMA	n/a	4.4 d	n/a	1.2 a	n/a	1.2 a	n/a	1.8 b	n/a	1.4 a
Kingston CMA	n/a	2.8 b	n/a	3.2 c	n/a	3.8 b	n/a	**	n/a	3.8 b
Kitchener CMA	n/a	2.2 c	n/a	0.8 d	n/a	0.8 a	n/a	0.7 b	n/a	0.7 b
London CMA	n/a	2.2 b	n/a	2.6 a	n/a	2.2 a	n/a	1.8 b	n/a	2.2 a
Oshawa CMA	n/a	++	n/a	2.2 b	n/a	0.9 d	n/a	++	n/a	1.2 a
Ottawa-Gatineau CMA (Ont. part)	n/a	++	n/a	++	n/a	1.5 a	n/a	++	n/a	1.3 d
Peterborough CMA	n/a	**	n/a	++	n/a	1.3 d	n/a	2.8 c	n/a	1.6 c
St. Catharines-Niagara CMA	n/a	**	n/a	2.7 b	n/a	2.7 b	n/a	++	n/a	2.5 b
Thunder Bay CMA	n/a	1.5 d	n/a	1.4 a	n/a	1.5 b	n/a	++	n/a	1.3 a
Toronto CMA	n/a	2.4 c	n/a	1.6 c	n/a	1.2 a	n/a	**	n/a	1.2 a
Windsor CMA	n/a	++	n/a	++	n/a	++	n/a	++	n/a	++
Ontario 10,000+	n/a	2.4 b	n/a	1.7 b	n/a	1.6 a	n/a	1.7 c	n/a	1.5 b

¹ The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.1 2 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario - Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Belleville CA	5.6 d	4.5 d	4.4 b	2.2 a	2.5 a	2.9 a	1.9 c	0.0 c	3.1 b	2.6 a
Brockville CA	10.5 c	5.8 b	4.2 b	3.9 b	3.4 a	1.6 a	1.1 a	1.1 a	3.9 a	2.5 a
Cornwall CA	5.5 d	3.9 d	5.1 c	4.4 c	2.9 b	2.9 b	4.2 d	2.4 c	3.8 b	3.3 b
Greater Napanee Town	0.0 d	0.0 d	**	2.9 c	1.6 c	2.1 a	0.0 d	**	1.6 c	2.6 a
Hawkesbury CA	**	2.2 c	7.0 c	1.3 a	5.4 b	3.0 a	**	3.1 d	5.8 b	2.5 a
Mississippi Mills Town	n/s	**	**	**	**	**	n/s	n/s	**	**
North Grenville MU	n/u	**	n/u	**	n/u	**	n/u	n/s	n/u	**
Pembroke CA	0.0 d	**	0.0 b	1.3 a	1.6 c	1.1 a	**	**	1.5 a	1.3 a
Petawawa CA	**	**	0.0 d	0.0 c	2.0 b	0.6 b	0.0 a	**	1.8 b	0.4 b
Prince Edward County	**	0.0 a	2.9 b	2.0 a	5.1 b	3.4 a	**	**	5.0 b	2.8 a
The Nation M	n/u	n/s	n/u	**	n/u	**	n/u	**	n/u	**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.2 2 Private Apartment Average Rents (\$) by Bedroom Type Ontario - Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Belleville CA	531 a	537 a	658 a	683 a	756 a	777 a	857 b	890 a	726 a	748 a
Brockville CA	473 a	480 a	577 a	575 a	678 a	702 a	679 a	718 a	641 a	655 a
Cornwall CA	479 a	474 a	543 a	551 a	649 a	649 a	690 a	677 a	609 a	614 a
Greater Napanee Town	536 b	506 d	572 a	575 a	688 a	714 a	726 d	745 a	653 a	678 a
Hawkesbury CA	477 a	505 a	496 a	517 a	607 a	646 a	692 b	704 a	579 a	609 a
Mississippi Mills Town	n/s	**	**	**	**	**	n/s	n/s	**	**
North Grenville MU	n/u	**	n/u	**	n/u	716 a	n/u	n/s	n/u	695 a
Pembroke CA	**	428 c	491 a	532 b	634 a	639 a	662 c	713 b	582 a	604 a
Petawawa CA	**	**	455 a	476 a	574 a	586 a	562 a	583 c	542 a	556 a
Prince Edward County	459 b	460 a	536 a	563 a	631 a	649 a	681 a	**	596 a	615 a
The Nation M	n/u	n/s	n/u	493 a	n/u	590 a	n/u	**	n/u	570 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.3_2 Number of Private Apartment Units Vacant and Universe in April 2008 by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	5 d	111	37 a	1,712	105 a	3,683	0 c	197	147 a	5,703
Brockville CA	6 b	101	24 b	597	21 a	1,305	1 a	96	52 a	2,099
Cornwall CA	7 d	180	48 c	1,097	59 b	2,073	8 c	332	122 b	3,682
Greater Napanee Town	0 d	13	3 c	116	9 a	404	**	23	14 a	555
Hawkesbury CA	1 c	47	2 a	170	13 a	452	1 d	34	18 a	703
Mississippi Mills Town	**	**	**	43	**	**	n/s	n/s	**	84
North Grenville MU	**	**	**	**	**	71	n/s	n/s	**	83
Pembroke CA	**	60	3 a	244	6 a	569	**	26	11 a	899
Petawawa CA	**	**	0 c	85	1 b	211	**	15	1 b	314
Prince Edward County	0 a	17	2 a	100	8 a	238	**	**	10 a	358
The Nation M	n/s	n/s	**	29	**	41	**	9	**	79

1.1.4_2 Private Apartment Availability Rates (%)

by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Belleville CA	**	6.0 d	6.6 b	4.7 b	4.0 b	5.0 a	2.9 c	2.1 c	4.8 a	4.8 a
Brockville CA	10.5 c	6.8 b	6.6 a	6.9 a	5.4 a	4.7 a	3.4 c	2.2 b	5.9 a	5.3 a
Cornwall CA	**	**	6.2 c	6.3 b	3.7 b	5.1 b	4.2 d	4.6 d	4.6 b	5.5 b
Greater Napanee Town	**	0.0 d	4.5 d	3.9 d	2.2 c	3.2 b	**	**	2.8 c	3.7 b
Hawkesbury CA	**	2.2 c	8.3 c	1.3 a	6.7 b	3.2 b	**	3.1 d	6.9 b	2.7 a
Mississippi Mills Town	n/s	**	**	**	**	**	n/s	n/s	**	**
North Grenville MU	n/u	**	n/u	**	n/u	**	n/u	n/s	n/u	1.4 d
Pembroke CA	0.0 d	**	3.1 d	1.8 b	2.1 c	1.6 a	**	**	2.6 c	1.7 a
Petawawa CA	**	**	**	0.0 c	4.0 b	0.6 b	0.0 a	**	3.5 b	0.4 b
Prince Edward County	**	0.0 a	4.8 b	4.0 a	5.5 b	5.0 a	**	**	6.1 a	4.5 a
The Nation M	n/u	n/s	n/u	**	n/u	**	n/u	**	n/u	**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Belleville CA	n/a	**	n/a	3.7 d	n/a	2.9 c	n/a	4.2 d	n/a	3.0 c
Brockville CA	n/a	2.7 b	n/a	1.7 b	n/a	3.3 b	n/a	++	n/a	3.0 b
Cornwall CA	n/a	++	n/a	++	n/a	++	n/a	++	n/a	++
Greater Napanee Town	n/a	**	n/a	2.7 c	n/a	2.6 c	n/a	**	n/a	2.0 c
Hawkesbury CA	n/a	**	n/a	5.8 c	n/a	5.2 c	n/a	++	n/a	5.3 b
Mississippi Mills Town	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u
North Grenville MU	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u
Pembroke CA	n/a	**	n/a	++	n/a	++	n/a	**	n/a	++
Petawawa CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Prince Edward County	n/a	1.1 a	n/a	6.1 a	n/a	4.0 b	n/a	**	n/a	3.7 b
The Nation M	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u

¹ The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.1 2 Private Row (Townhouse) and Apartment Vacancy Rates (%)

by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Belleville CA	5.6 d	4.5 d	4.4 b	2.1 a	2.4 a	2.8 a	2.5 c	0.0 c	3.1 b	2.5 a
Brockville CA	10.5 c	5.8 b	4.2 b	3.8 b	3.4 a	1.6 a	1.0 a	1.0 a	3.8 a	2.4 a
Cornwall CA	5.5 d	3.9 d	5.1 c	4.4 c	2.9 b	2.8 b	3.8 d	1.9 c	3.8 b	3.2 b
Greater Napanee Town	0.0 d	0.0 d	3.4 d	2.8 c	1.8 c	2.1 a	0.0 d	**	1.9 c	2.5 a
Hawkesbury CA	**	2.2 c	6.6 c	1.2 a	5.4 b	3.3 b	6.0 d	2.3 c	5.6 b	2.7 a
Mississippi Mills Town	**	**	0.0 d	0.0 d	**	0.0 d	n/s	**	0.0 d	0.0 d
North Grenville MU	n/u	**	n/u	**	n/u	**	n/u	n/s	n/u	**
Pembroke CA	0.0 d	**	0.0 b	1.3 a	3.7 c	1.0 a	**	**	2.9 b	1.2 a
Petawawa CA	**	**	0.0 d	0.0 c	1.9 b	0.6 b	0.0 a	**	1.7 b	0.4 b
Prince Edward County	**	0.0 a	2.8 b	1.7 a	5.0 b	3.8 c	4.3 b	2.9 a	4.9 a	3.0 b
The Nation M	n/u	n/s	n/u	**	n/u	**	n/u	**	n/u	**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.2 2 Private Row (Townhouse) and Apartment Average Rents (\$)

by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Belleville CA	531 a	537 a	658 a	682 a	755 a	775 a	809 a	853 a	725 a	748 a
Brockville CA	473 a	480 a	576 a	574 a	678 a	702 a	694 a	734 a	642 a	656 a
Cornwall CA	479 a	474 a	543 a	551 a	650 a	649 a	697 a	691 a	612 a	617 a
Greater Napanee Town	536 b	506 d	572 a	576 a	689 a	714 a	723 c	745 a	655 a	677 a
Hawkesbury CA	483 a	505 a	499 a	528 a	615 a	656 a	695 a	704 a	587 a	620 a
Mississippi Mills Town	n/s	**	**	603 a	**	747 a	n/s	**	**	657 a
North Grenville MU	n/u	**	n/u	**	n/u	721 a	n/u	n/s	n/u	703 a
Pembroke CA	**	428 c	491 a	530 a	631 a	644 a	662 c	707 b	583 a	607 a
Petawawa CA	**	**	455 a	476 a	573 a	589 a	565 a	583 c	542 a	559 a
Prince Edward County	459 b	460 a	540 a	609 a	627 a	659 a	588 a	701 a	596 a	646 a
The Nation M	n/u	n/s	n/u	493 a	n/u	590 a	n/u	**	n/u	570 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.3 2 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2008 by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	5 d	111	37 a	1,714	105 a	3,748	0 c	285	147 a	5,859
Brockville CA	6 b	101	24 b	611	21 a	1,330	1 a	108	52 a	2,150
Cornwall CA	7 d	180	48 c	1,097	59 b	2,101	8 c	404	122 b	3,782
Greater Napanee Town	0 d	13	3 c	119	9 a	409	**	23	14 a	563
Hawkesbury CA	1 c	47	2 a	187	16 b	495	1 c	45	21 a	774
Mississippi Mills Town	**	12	0 d	76	0 d	58	**	**	0 d	147
North Grenville MU	**	**	**	15	**	82	n/s	n/s	**	98
Pembroke CA	**	60	3 a	252	6 a	600	**	27	11 a	939
Petawawa CA	**	**	0 c	85	1 b	218	**	15	1 b	321
Prince Edward County	0 a	17	2 a	118	11 c	293	2 a	68	15 b	496
The Nation M	n/s	n/s	**	29	**	41	**	9	**	79

3.1.4 2 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Belleville CA	**	6.0 d	6.6 b	4.7 b	4.0 b	4.9 a	3.5 d	1.8 c	4.8 b	4.7 a
Brockville CA	10.5 c	6.8 b	6.6 a	6.7 a	5.4 a	4.6 a	3.1 c	1.9 b	5.8 a	5.2 a
Cornwall CA	**	**	6.2 c	6.3 b	3.8 b	5.0 b	3.8 d	3.8 d	4.6 b	5.4 b
Greater Napanee Town	**	0.0 d	5.1 d	3.8 d	3.0 d	3.2 b	**	**	3.6 c	3.7 b
Hawkesbury CA	**	2.2 c	7.9 c	1.8 a	6.8 b	3.5 b	6.0 d	2.3 c	6.8 b	2.9 a
Mississippi Mills Town	**	**	0.0 d	**	**	0.0 d	n/s	**	0.0 d	0.9 a
North Grenville MU	n/u	**	n/u	**	n/u	1.4 d	n/u	n/s	n/u	1.1 d
Pembroke CA	0.0 d	**	3.1 d	1.7 b	4.2 c	1.5 a	**	**	4.0 c	1.7 a
Petawawa CA	**	**	**	0.0 c	3.7 b	0.6 b	0.0 a	**	3.4 b	0.4 b
Prince Edward County	**	0.0 a	4.7 b	3.4 b	5.7 b	5.5 b	**	4.4 a	5.9 a	4.6 b
The Nation M	n/u	n/s	n/u	**	n/u	**	n/u	**	n/u	**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.5.2 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario - Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08
	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08
Belleville CA	n/a	**	n/a	3.7 d	n/a	2.8 c	n/a	4.8 d	n/a	3.1 c
Brockville CA	n/a	2.7 b	n/a	1.7 b	n/a	3.2 b	n/a	++	n/a	3.0 b
Cornwall CA	n/a	++	n/a	++	n/a	++	n/a	++	n/a	++
Greater Napanee Town	n/a	**	n/a	2.7 c	n/a	2.6 c	n/a	**	n/a	2.0 c
Hawkesbury CA	n/a	**	n/a	5.2 c	n/a	5.2 b	n/a	++	n/a	5.5 b
Mississippi Mills Town	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
North Grenville MU	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u
Pembroke CA	n/a	**	n/a	++	n/a	++	n/a	**	n/a	++
Petawawa CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Prince Edward County	n/a	1.1 a	n/a	5.9 b	n/a	5.4 b	n/a	18.7 a	n/a	6.4 b
The Nation M	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u

¹ The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.1 3 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Brighton MU	n/u	**	n/u	0.0 d	n/u	3.8 d	n/u	**	n/u	3.1 d
Brock Tp	n/u	n/u	n/u	0.0 d	n/u	**	n/u	0.0 a	n/u	**
Cobourg CA	**	**	2.8 b	5.2 c	0.7 a	1.7 b	0.0 c	1.9 c	1.6 b	2.9 b
Collingwood CA	**	**	3.5 c	**	3.4 c	3.3 d	9.8 a	**	3.8 c	2.5 c
Erin T	n/s	n/u	**	**	**	**	n/s	n/u	**	**
Haldimand County CY	0.0 a	**	6.7 a	6.1 c	4.5 a	3.1 c	4.2 a	0.0 a	5.3 a	4.1 b
Kawartha Lakes CA	**	**	1.6 c	3.5 d	0.4 a	2.1 c	0.0 d	**	1.4 a	2.9 b
Midland CA	**	0.0 d	4.7 b	4.9 b	3.7 b	1.9 b	0.0 c	0.0 d	4.1 a	3.0 a
Orillia CA	5.7 c	**	3.1 c	1.7 c	3.5 c	3.8 d	4.2 d	0.0 d	3.5 b	2.9 b
Port Hope CA	7.7 a	11.9 a	0.5 a	3.8 b	0.7 a	2.8 b	0.0 a	0.0 a	0.9 a	3.5 b
Scugog TP	n/u	**	n/u	1.4 a	n/u	0.0 a	n/u	**	n/u	0.6 a
West Grey MU	n/u	**	n/u	0.0 d	n/u	**	n/u	**	n/u	2.6 c

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.2 3 Private Apartment Average Rents (\$) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Brighton MU	n/u	**	n/u	584 a	n/u	684 a	n/u	**	n/u	671 a
Brock Tp	n/u	n/u	n/u	632 b	n/u	689 a	n/u	836 a	n/u	691 a
Cobourg CA	500 a	499 b	686 a	705 a	828 a	837 a	916 a	947 a	779 a	795 a
Collingwood CA	538 d	499 c	638 a	707 a	748 a	861 b	857 a	766 c	697 a	787 a
Erin T	n/s	n/u	**	**	**	**	n/s	n/u	**	**
Haldimand County CY	503 a	**	646 a	656 a	686 a	704 a	684 a	691 a	664 a	680 a
Kawartha Lakes CA	533 a	540 a	701 a	707 a	852 a	863 a	948 b	988 b	775 a	784 a
Midland CA	489 a	496 a	640 a	659 a	742 a	763 a	758 a	848 c	699 a	716 a
Orillia CA	530 a	515 b	694 a	738 a	796 a	825 a	844 a	924 b	742 a	780 a
Port Hope CA	506 a	520 a	766 a	791 a	844 a	862 a	1,093 a	1,096 a	811 a	829 a
Scugog TP	n/u	n/s	n/u	765 c	n/u	946 b	n/u	**	n/u	954 b
West Grey MU	n/u	**	n/u	503 b	n/u	554 a	n/u	**	n/u	560 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.3_3 Number of Private Apartment Units Vacant and Universe in April 2008 by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brighton MU	**	**	0 d	23	6 d	149	**	**	6 d	183
Brock Tp	n/u	n/u	0 d	29	**	73	0 a	6	**	108
Cobourg CA	**	31	13 c	251	9 b	559	1 c	64	26 b	905
Collingwood CA	**	13	**	239	10 d	312	**	12	14 c	577
Erin T	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	10 c	160	6 c	184	0 a	28	15 b	379
Kawartha Lakes CA	**	67	22 d	629	14 c	666	**	72	41 b	1,434
Midland CA	0 d	30	20 b	398	10 b	564	0 d	15	30 a	1,007
Orillia CA	**	81	11 c	627	33 d	857	0 d	43	46 b	1,608
Port Hope CA	3 a	29	8 b	204	9 b	315	0 a	24	20 b	572
Scugog TP	**	**	1 a	73	0 a	49	**	**	1 a	179
West Grey MU	**	**	0 d	25	**	113	**	15	4 c	160

1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Brighton MU	n/u	**	n/u	0.0 d	n/u	3.8 d	n/u	**	n/u	3.1 d
Brock Tp	n/u	n/u	n/u	0.0 d	n/u	**	n/u	0.0 a	n/u	**
Cobourg CA	**	**	5.0 b	5.2 c	2.4 b	2.1 c	1.6 b	1.9 c	3.4 b	3.2 c
Collingwood CA	**	**	4.1 c	3.4 d	3.4 c	5.0 c	9.8 a	**	4.1 c	4.1 c
Erin T	n/s	n/u	**	**	**	**	n/s	n/u	**	**
Haldimand County CY	0.0 a	**	7.3 a	6.1 c	4.5 a	3.1 c	12.5 a	0.0 a	6.1 a	4.1 b
Kawartha Lakes CA	**	**	1.8 b	3.8 c	1.1 a	3.3 c	**	**	2.4 b	3.6 c
Midland CA	**	0.0 d	7.1 b	6.1 b	6.0 b	4.4 b	**	**	6.6 a	5.0 b
Orillia CA	6.7 c	**	3.6 c	2.9 c	4.2 c	6.1 c	**	0.0 d	4.3 b	4.5 c
Port Hope CA	7.7 a	11.9 a	1.6 b	3.8 b	3.0 a	4.2 b	4.2 a	0.0 a	2.8 a	4.3 b
Scugog TP	n/u	**	n/u	1.4 a	n/u	0.0 a	n/u	**	n/u	0.6 a
West Grey MU	n/u	**	n/u	**	n/u	3.7 d	n/u	**	n/u	5.2 d

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.1.5.3 Private Apartment Estimate of Percentage Change (%) of Average Rent¹

by Bedroom Type

Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08
	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08
Brighton MU	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u
Brock Tp	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u
Cobourg CA	n/a	**	n/a	3.7 b	n/a	1.7 c	n/a	**	n/a	2.3 a
Collingwood CA	n/a	**	n/a	6.3 c	n/a	8.8 c	n/a	**	n/a	7.1 c
Erin T	n/a	n/u	n/a	**	n/a	**	n/a	n/u	n/a	**
Haldimand County CY	n/a	**	n/a	0.7 b	n/a	**	n/a	0.0 a	n/a	0.9 a
Kawartha Lakes CA	n/a	**	n/a	1.9 c	n/a	2.5 c	n/a	**	n/a	2.6 b
Midland CA	n/a	**	n/a	2.5 a	n/a	2.1 a	n/a	**	n/a	2.2 a
Orillia CA	n/a	**	n/a	**	n/a	3.1 d	n/a	**	n/a	3.0 c
Port Hope CA	n/a	2.4 a	n/a	**	n/a	3.4 c	n/a	1.8 a	n/a	**
Saugog TP	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u
West Grey MU	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u

¹ The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.1_3 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Brighton MU	n/u	**	n/u	0.0 d	n/u	3.8 d	n/u	**	n/u	3.1 d
Brock Tp	n/u	n/u	n/u	0.0 d	n/u	**	n/u	0.0 a	n/u	**
Cobourg CA	**	**	2.2 b	3.9 d	0.6 a	**	0.0 c	**	1.4 a	3.8 d
Collingwood CA	**	**	3.5 c	**	3.4 c	3.3 d	5.8 a	**	3.8 c	2.5 c
Erin T	n/s	n/u	**	**	**	**	n/s	n/u	**	**
Haldimand County CY	0.0 a	**	6.7 a	6.1 c	4.1 a	2.7 b	3.3 a	0.0 a	5.0 a	3.5 b
Kawartha Lakes CA	**	**	1.6 c	3.5 d	0.4 b	2.0 c	0.0 c	**	1.4 a	2.8 b
Midland CA	**	0.0 d	4.7 b	4.9 b	3.7 b	1.8 b	0.0 d	0.0 d	4.1 b	2.8 a
Orillia CA	5.7 c	**	3.1 c	1.7 c	3.4 c	3.8 d	5.9 b	0.0 d	3.8 b	2.6 b
Port Hope CA	7.7 a	11.9 a	0.5 a	3.8 b	0.7 a	2.8 b	0.0 a	0.0 a	0.9 a	3.5 b
Scugog TP	n/u	**	n/u	1.4 a	n/u	0.0 a	n/u	**	n/u	0.5 a
West Grey MU	n/u	**	n/u	0.0 d	n/u	**	n/u	**	n/u	2.6 c

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.2_3 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Brighton MU	n/u	**	n/u	584 a	n/u	684 a	n/u	**	n/u	671 a
Brock Tp	n/u	n/u	n/u	632 b	n/u	689 a	n/u	836 a	n/u	691 a
Cobourg CA	500 a	499 b	732 a	757 a	830 a	838 a	916 b	947 b	792 a	808 a
Collingwood CA	538 d	499 c	638 a	707 a	748 a	861 b	856 a	766 d	700 a	787 a
Erin T	n/s	n/u	**	**	**	**	n/s	n/u	**	**
Haldimand County CY	503 a	**	646 a	656 a	690 a	707 a	713 a	728 a	669 a	689 a
Kawartha Lakes CA	533 a	540 a	701 a	707 a	853 a	870 a	958 a	1,023 a	780 a	796 a
Midland CA	489 a	496 a	640 a	659 a	742 a	763 a	758 b	879 a	699 a	721 a
Orillia CA	530 a	515 b	694 a	738 a	795 a	825 a	918 a	923 a	762 a	794 a
Port Hope CA	506 a	520 a	766 a	791 a	844 a	862 a	1,093 a	1,096 a	811 a	829 a
Scugog TP	n/u	n/s	n/u	765 c	n/u	932 b	n/u	**	n/u	949 b
West Grey MU	n/u	**	n/u	503 b	n/u	554 a	n/u	**	n/u	560 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.3_3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2008 by Bedroom Type

Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brighton MU	**	**	0 d	23	6 d	149	**	**	6 d	183
Brock Tp	n/u	n/u	0 d	29	**	73	0 a	6	**	108
Cobourg CA	**	31	13 d	336	**	630	**	64	40 d	1,061
Collingwood CA	**	13	**	239	10 d	312	**	12	14 c	577
Erin T	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	10 c	160	6 b	210	0 a	60	15 b	437
Kawartha Lakes CA	**	67	22 d	629	14 c	690	**	107	41 b	1,493
Midland CA	0 d	30	20 b	398	10 b	589	0 d	40	30 a	1,057
Orillia CA	**	81	11 c	627	33 d	857	0 d	215	46 b	1,780
Port Hope CA	3 a	29	8 b	204	9 b	315	0 a	24	20 b	572
Scugog TP	**	**	1 a	73	0 a	52	**	**	1 a	182
West Grey MU	**	**	0 d	25	**	113	**	15	4 c	160

3.1.4_3 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type

Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Brighton MU	n/u	**	n/u	0.0 d	n/u	3.8 d	n/u	**	n/u	3.1 d
Brock Tp	n/u	n/u	n/u	0.0 d	n/u	**	n/u	0.0 a	n/u	**
Cobourg CA	**	**	3.8 b	3.9 d	4.3 d	6.4 c	**	**	4.1 d	5.4 c
Collingwood CA	**	**	4.1 c	3.4 d	3.4 c	5.0 c	5.8 a	**	4.0 c	4.1 c
Erin T	n/s	n/u	**	**	**	**	n/s	n/u	**	**
Haldimand County CY	0.0 a	**	7.3 a	6.1 c	4.1 a	2.7 b	10.0 a	0.0 a	5.7 a	3.5 b
Kawartha Lakes CA	**	**	1.8 b	3.8 c	1.1 a	3.1 c	**	**	2.3 b	3.4 c
Midland CA	**	0.0 d	7.1 b	6.1 b	6.0 b	4.2 b	**	**	6.6 b	4.7 b
Orillia CA	6.7 c	**	3.6 c	2.9 c	4.2 c	6.1 c	6.7 b	0.0 d	4.5 b	4.1 c
Port Hope CA	7.7 a	11.9 a	1.6 b	3.8 b	3.0 a	4.2 b	4.2 a	0.0 a	2.8 a	4.3 b
Scugog TP	n/u	**	n/u	1.4 a	n/u	0.0 a	n/u	**	n/u	0.5 a
West Grey MU	n/u	**	n/u	**	n/u	3.7 d	n/u	**	n/u	5.2 d

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.5.3 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type

Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-06	Apr-07	Apr-06	Apr-07	Apr-06	Apr-07	Apr-06	Apr-07	Apr-06	Apr-07
	to	to	to	to	to	to	to	to	to	to
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Brighton MU	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u
Brock Tp	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u
Cobourg CA	n/a	**	n/a	3.8 b	n/a	1.7 c	n/a	**	n/a	2.3 b
Collingwood CA	n/a	**	n/a	6.3 c	n/a	8.8 c	n/a	**	n/a	7.1 c
Erin T	n/a	n/u	n/a	**	n/a	**	n/a	n/u	n/a	**
Haldimand County CY	n/a	**	n/a	0.7 b	n/a	**	n/a	-0.1 a	n/a	0.9 a
Kawartha Lakes CA	n/a	**	n/a	1.9 c	n/a	2.5 c	n/a	**	n/a	2.5 b
Midland CA	n/a	**	n/a	2.5 a	n/a	2.1 a	n/a	**	n/a	2.2 a
Orillia CA	n/a	**	n/a	**	n/a	3.1 d	n/a	**	n/a	2.5 c
Port Hope CA	n/a	2.4 a	n/a	**	n/a	3.4 c	n/a	1.8 a	n/a	**
Scugog TP	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u
West Grey MU	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u

¹ The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Bracebridge Town	0.0 a	0.0 a	0.0 c	1.3 a	**	2.5 b	**	0.0 a	1.0 d	1.9 a
Elliot Lake CA	6.3 a	2.9 a	10.1 a	4.7 a	5.0 a	8.0 a	5.4 a	4.0 a	6.4 a	6.8 a
Gravenhurst Town	**	**	**	0.0 c	3.7 c	0.9 d	0.0 a	**	4.5 c	1.2 a
Huntsville Town	**	12.6 c	4.2 d	3.1 c	**	4.5 c	**	0.0 a	3.0 d	4.4 b
Kenora CA	**	0.0 a	2.4 c	1.4 a	0.0 b	1.2 d	**	0.0 a	1.0 a	1.1 a
North Bay CA	**	0.0 c	**	**	0.7 b	1.9 c	0.0 c	**	1.1 a	1.5 c
Sault Ste. Marie CA	**	**	1.3 a	**	1.1 a	1.9 c	**	1.4 d	1.5 b	2.1 c
Temiskaming Shores CA	3.6 a	0.0 c	5.0 c	1.8 c	7.3 b	1.1 a	5.4 a	0.0 a	6.1 b	1.1 a
Timmins CA	**	6.5 c	4.9 c	1.1 a	2.7 b	1.0 a	0.0 c	0.0 b	3.5 b	1.2 a
West Nipissing Town	8.7 a	8.1 a	5.2 b	4.1 b	2.4 a	1.8 c	0.0 c	3.5 a	3.3 b	3.0 b

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.2_4 Private Apartment Average Rents (\$) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Bracebridge Town	491 a	581 a	658 a	669 a	783 a	784 a	**	872 a	728 a	745 a
Elliot Lake CA	370 b	379 a	463 a	486 a	551 a	577 a	592 a	627 a	526 a	551 a
Gravenhurst Town	556 c	522 a	649 a	647 b	814 a	821 a	881 a	932 b	763 a	753 a
Huntsville Town	523 b	596 a	676 a	680 a	835 a	838 a	**	895 a	747 a	764 a
Kenora CA	466 b	507 c	533 b	552 b	739 b	707 a	793 b	777 b	639 b	664 a
North Bay CA	471 b	470 a	573 a	601 a	733 a	753 a	823 a	856 b	676 a	684 a
Sault Ste. Marie CA	423 a	432 a	545 a	573 a	654 a	675 a	692 a	718 a	606 a	637 a
Temiskaming Shores CA	406 a	415 a	472 a	482 a	562 a	582 a	655 a	654 a	534 a	549 a
Timmins CA	413 a	434 a	551 a	573 a	663 a	689 a	768 a	796 a	622 a	643 a
West Nipissing Town	386 a	395 b	509 a	491 a	582 a	588 a	652 b	686 a	552 a	552 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.3_4 Number of Private Apartment Units Vacant and Universe in April 2008 by Bedroom Type

Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	0 a	14	1 a	75	4 b	171	0 a	13	5 a	273
Elliot Lake CA	1 a	34	15 a	317	65 a	813	3 a	75	84 a	1,239
Gravenhurst Town	**	21	0 c	51	1 d	132	**	6	2 a	210
Huntsville Town	3 c	26	4 c	138	8 c	174	0 a	14	15 b	352
Kenora CA	0 a	28	2 a	145	2 d	168	0 a	12	4 a	353
North Bay CA	0 c	331	**	960	31 c	1,645	**	242	49 c	3,178
Sault Ste. Marie CA	**	146	**	1,581	50 c	2,579	5 d	371	99 c	4,677
Temiskaming Shores CA	0 c	23	2 c	113	2 a	193	0 a	42	4 a	371
Timmins CA	5 c	69	6 a	544	8 a	815	0 b	113	19 a	1,542
West Nipissing Town	1 a	12	5 b	123	3 c	167	1 a	29	10 b	331

1.1.4_4 Private Apartment Availability Rates (%)

by Bedroom Type

Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Bracebridge Town	0.0 a	0.0 a	**	8.1 a	**	2.5 b	**	8.0 a	2.0 c	4.2 b
Elliot Lake CA	6.3 a	2.9 a	10.1 a	4.7 a	5.0 a	8.0 a	5.4 a	4.0 a	6.4 a	6.8 a
Gravenhurst Town	**	**	**	**	7.8 c	1.9 c	35.8 a	**	8.9 b	3.0 c
Huntsville Town	**	24.7 d	4.2 d	6.1 b	**	9.4 b	**	0.0 a	3.0 d	8.9 b
Kenora CA	**	0.0 a	3.7 d	1.4 a	1.7 c	1.2 d	**	0.0 a	2.7 c	1.1 a
North Bay CA	**	**	2.2 c	3.7 d	2.3 c	4.9 d	0.0 c	**	2.2 c	3.9 c
Sault Ste. Marie CA	**	**	2.8 b	3.1 d	1.9 c	2.6 c	**	**	2.6 b	2.9 c
Temiskaming Shores CA	3.6 a	0.0 c	5.0 c	3.7 d	7.3 b	2.1 b	5.4 a	0.0 a	6.1 b	2.2 a
Timmins CA	**	6.5 c	5.6 c	2.6 b	3.1 c	1.3 a	0.0 c	0.0 b	4.1 b	1.9 a
West Nipissing Town	8.7 a	8.1 a	5.2 b	4.1 b	2.4 a	1.8 c	0.0 c	3.5 a	3.3 b	3.0 b

The following letter codes are used to indicate the reliability of the estimates:

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1.1.5 4 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type

Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08
Bracebridge Town	n/a	23.8 a	n/a	1.8 b	n/a	1.5 a	n/a	1.4 a	n/a	3.0 a
Elliot Lake CA	n/a	2.1 a	n/a	5.0 a	n/a	4.7 a	n/a	9.2 a	n/a	4.9 a
Gravenhurst Town	n/a	**	n/a	**	n/a	++	n/a	**	n/a	1.2 d
Huntsville Town	n/a	**	n/a	3.3 b	n/a	-0.6 b	n/a	1.4 a	n/a	1.1 a
Kenora CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	++
North Bay CA	n/a	5.6 d	n/a	**	n/a	**	n/a	**	n/a	2.7 c
Sault Ste. Marie CA	n/a	++	n/a	3.2 d	n/a	**	n/a	++	n/a	2.5 c
Temiskaming Shores CA	n/a	**	n/a	++	n/a	2.7 b	n/a	++	n/a	1.8 c
Timmins CA	n/a	++	n/a	++	n/a	3.1 d	n/a	++	n/a	2.5 c
West Nipissing Town	n/a	**	n/a	1.2 d	n/a	++	n/a	**	n/a	2.3 c

¹ The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

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3.1.1_4 Private Row (Townhouse) and Apartment Vacancy Rates (%)

by Bedroom Type

Ontario - Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Bracebridge Town	0.0 a	0.0 a	0.0 c	1.3 a	**	2.5 b	**	0.0 a	1.0 d	1.9 a
Elliot Lake CA	6.3 a	2.9 a	10.1 a	4.7 a	4.9 a	8.0 a	9.0 a	2.6 a	6.6 a	6.5 a
Gravenhurst Town	**	**	**	0.0 c	3.3 c	**	0.0 a	**	4.2 c	1.2 d
Huntsville Town	**	12.6 c	4.2 d	3.7 c	**	4.2 c	**	0.0 a	2.9 c	4.4 b
Kenora CA	**	0.0 a	2.4 c	1.4 a	0.0 b	1.2 d	**	5.6 a	0.9 a	1.6 b
North Bay CA	**	0.0 c	**	**	0.8 a	2.0 c	1.2 d	3.0 b	1.3 a	1.9 c
Sault Ste. Marie CA	**	**	1.3 a	2.3 c	1.1 a	1.9 c	1.7 c	1.1 a	1.5 a	2.0 c
Temiskaming Shores CA	3.6 a	0.0 c	5.0 c	1.8 c	7.3 b	1.1 a	5.4 a	0.0 a	6.1 b	1.1 a
Timmins CA	**	6.5 c	4.7 c	1.1 a	2.4 b	0.9 a	0.0 c	0.0 c	3.2 b	1.1 a
West Nipissing Town	8.7 a	8.1 a	5.1 b	4.0 b	2.3 a	1.7 c	0.0 b	3.4 a	3.2 b	2.9 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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3.1.2_4 Private Row (Townhouse) and Apartment Average Rents (\$)

by Bedroom Type

Ontario - Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Bracebridge Town	491 a	581 a	659 a	671 a	783 a	784 a	**	892 a	731 a	749 a
Elliot Lake CA	370 b	379 a	463 a	486 a	548 a	574 a	543 a	590 a	523 a	550 a
Gravenhurst Town	556 c	522 a	649 a	647 b	798 a	821 a	881 a	932 b	756 a	753 a
Huntsville Town	523 b	596 a	676 a	681 a	837 a	841 a	**	914 a	755 a	768 a
Kenora CA	466 b	507 c	533 b	552 b	739 b	707 a	674 a	597 a	635 b	655 a
North Bay CA	471 b	469 a	573 a	600 a	732 a	749 a	795 a	822 a	687 a	693 a
Sault Ste. Marie CA	423 a	432 a	545 a	574 a	653 a	674 a	678 a	708 a	608 a	639 a
Temiskaming Shores CA	406 a	415 a	472 a	482 a	562 a	582 a	655 a	654 a	534 a	549 a
Timmins CA	413 a	434 a	552 a	572 a	669 a	687 a	750 a	765 a	628 a	644 a
West Nipissing Town	386 a	395 b	507 a	491 a	582 a	595 a	641 b	677 a	551 a	556 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.3_4 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2008 by Bedroom Type

Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	0 a	14	1 a	77	4 b	173	0 a	17	5 a	281
Elliot Lake CA	1 a	34	15 a	317	68 a	849	4 a	156	88 a	1,356
Gravenhurst Town	**	21	0 c	51	**	132	**	6	2 d	210
Huntsville Town	3 c	26	5 c	144	8 c	186	0 a	15	16 b	371
Kenora CA	0 a	28	2 a	145	2 d	168	2 a	36	6 b	377
North Bay CA	0 c	334	**	967	36 c	1,764	16 b	537	67 c	3,603
Sault Ste. Marie CA	**	147	36 c	1,588	50 c	2,594	6 a	560	100 c	4,889
Temiskaming Shores CA	0 c	23	2 c	113	2 a	193	0 a	42	4 a	371
Timmins CA	5 c	69	6 a	567	8 a	917	0 c	161	19 a	1,715
West Nipissing Town	1 a	12	5 b	125	3 c	175	1 a	30	10 a	342

3.1.4_4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type

Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Bracebridge Town	0.0 a	0.0 a	**	7.8 a	**	2.5 b	**	6.0 a	2.0 c	4.0 b
Elliot Lake CA	6.3 a	2.9 a	10.1 a	4.7 a	4.9 a	8.0 a	9.0 a	2.6 a	6.6 a	6.5 a
Gravenhurst Town	**	**	**	**	6.9 c	1.9 c	35.8 a	**	8.2 b	3.0 c
Huntsville Town	**	24.7 d	4.2 d	6.5 b	**	8.8 b	**	0.0 a	2.9 c	8.7 b
Kenora CA	**	0.0 a	3.7 d	1.4 a	1.7 c	1.2 d	8.1 a	5.6 a	3.4 c	1.6 b
North Bay CA	**	**	2.3 c	3.6 d	2.3 c	5.0 d	1.6 c	3.6 c	2.3 c	4.1 c
Sault Ste. Marie CA	**	**	2.8 b	3.2 d	2.0 c	2.6 c	2.2 c	2.1 c	2.6 b	2.8 c
Temiskaming Shores CA	3.6 a	0.0 c	5.0 c	3.7 d	7.3 b	2.1 b	5.4 a	0.0 a	6.1 b	2.2 a
Timmins CA	**	6.5 c	5.3 c	2.5 b	2.7 b	1.2 a	0.0 c	0.0 c	3.7 b	1.7 a
West Nipissing Town	8.7 a	8.1 a	5.1 b	4.0 b	2.3 a	1.7 c	0.0 b	3.4 a	3.2 b	2.9 a

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3.1.5 4 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type

Ontario - Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom+		Total	
	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08
	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08
Bracebridge Town	n/a	23.8 a	n/a	2.1 b	n/a	1.5 a	n/a	1.2 a	n/a	3.0 a
Elliot Lake CA	n/a	2.1 a	n/a	5.0 a	n/a	4.7 a	n/a	9.3 a	n/a	5.3 a
Gravenhurst Town	n/a	**	n/a	**	n/a	++	n/a	**	n/a	1.2 d
Huntsville Town	n/a	**	n/a	3.3 b	n/a	-0.5 b	n/a	1.4 a	n/a	1.2 a
Kenora CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	++
North Bay CA	n/a	5.6 d	n/a	**	n/a	2.3 c	n/a	3.4 c	n/a	3.0 d
Sault Ste. Marie CA	n/a	++	n/a	3.8 d	n/a	2.2 c	n/a	++	n/a	3.0 c
Temiskaming Shores CA	n/a	**	n/a	++	n/a	2.7 b	n/a	++	n/a	1.8 c
Timmins CA	n/a	++	n/a	++	n/a	**	n/a	++	n/a	2.0 c
West Nipissing Town	n/a	**	n/a	1.3 d	n/a	2.7 c	n/a	**	n/a	3.1 c

¹ The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Centre Wellington CA	**	**	3.1 c	**	1.6 a	0.4 a	**	n/s	2.3 a	5.4 d
Chatham-Kent CA	**	**	6.4 c	7.9 c	6.8 b	5.9 b	6.1 c	4.9 d	6.6 b	6.5 b
Essex T	n/u	**	n/u	19.4 a	n/u	7.1 a	n/u	0.0 a	n/u	12.1 a
Ingersoll CA	n/u	n/u	7.0 a	5.6 a	4.3 a	7.7 a	**	**	4.7 a	7.0 a
Kincardine MU	n/u	**	n/u	0.0 d	n/u	0.0 b	n/u	**	n/u	0.0 b
Lambton Shores City	n/u	n/u	**	**	2.7 a	0.0 a	**	**	1.4 a	0.0 a
Leamington CA	**	**	4.9 a	6.8 b	5.4 a	8.2 a	0.0 a	**	5.1 a	7.6 b
Meaford MU	**	**	1.8 a	5.7 a	0.8 d	0.8 d	**	**	1.5 a	2.5 c
Norfolk CA	**	**	4.3 d	5.9 d	3.4 c	1.3 a	**	**	3.8 c	2.9 c
North Perth Town	4.1 a	4.0 a	2.1 a	1.0 a	0.5 a	0.5 a	**	2.3 a	1.1 a	1.0 a
Owen Sound CA	**	**	1.9 c	2.3 c	1.2 a	2.2 c	0.8 a	3.3 c	1.5 b	2.3 b
Sarnia CA	6.5 c	4.5 c	5.0 b	3.2 a	5.5 b	4.5 a	5.8 b	2.7 c	5.3 a	3.9 a
Saugeen Shores Town	**	**	0.0 b	0.0 b	0.5 b	0.0 c	0.0 a	0.0 a	0.3 b	0.0 b
Stratford CA	0.0 c	**	2.6 b	5.5 b	2.7 a	4.3 b	5.6 d	4.9 b	2.8 a	4.9 b
Tillsonburg CA	**	**	2.1 c	9.1 a	2.1 c	5.9 b	**	**	2.3 b	6.9 a
Woodstock CA	3.2 a	**	4.4 b	3.1 b	3.3 b	2.0 a	3.1 a	3.3 c	3.7 b	2.5 a

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** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.2_5 Private Apartment Average Rents (\$) by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Centre Wellington CA	**	**	665 a	626 b	757 a	749 b	**	n/s	723 a	695 b
Chatham-Kent CA	431 b	435 b	550 a	548 a	641 a	629 a	663 b	606 a	611 a	598 a
Essex T	n/u	**	n/u	573 b	n/u	677 b	n/u	871 a	n/u	643 b
Ingersoll CA	n/u	n/u	**	**	675 a	658 a	**	**	675 a	647 a
Kincardine MU	n/u	**	n/u	**	n/u	774 c	n/u	**	n/u	725 c
Lambton Shores City	n/u	n/u	**	**	555 a	566 a	**	**	553 a	561 b
Leamington CA	432 c	498 d	610 a	602 a	724 a	727 a	925 b	862 c	685 a	681 a
Meaford MU	**	**	571 a	546 a	687 b	726 a	754 b	785 a	660 b	673 a
Norfolk CA	473 a	444 b	571 a	545 a	622 a	596 a	659 b	**	606 a	582 a
North Perth Town	**	**	547 b	527 c	668 a	671 a	**	**	625 b	627 b
Owen Sound CA	473 a	471 a	595 a	614 a	714 a	733 a	746 a	756 a	663 a	681 a
Sarnia CA	483 b	478 a	581 a	583 a	690 a	686 a	845 c	889 c	638 a	636 a
Saugeen Shores Town	**	**	575 a	605 b	630 b	694 a	714 a	671 a	603 a	659 a
Stratford CA	484 a	497 a	606 a	623 a	729 a	746 a	853 a	867 a	687 a	705 a
Tillsonburg CA	484 a	472 a	569 a	578 a	673 a	673 a	**	739 a	638 a	640 a
Woodstock CA	422 b	436 b	584 a	628 a	677 a	717 a	700 a	690 a	638 a	676 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.3_5 Number of Private Apartment Units Vacant and Universe in April 2008 by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Centre Wellington CA	**	**	**	160	1 a	228	n/s	n/s	21 d	397
Chatham-Kent CA	**	78	119 c	1,500	148 b	2,507	26 d	533	299 b	4,618
Essex T	**	**	12 a	62	7 a	99	0 a	7	21 a	174
Ingersoll CA	n/u	n/u	3 a	54	11 a	143	**	**	14 a	201
Kincardine MU	**	**	0 d	57	0 b	136	**	**	0 b	215
Lambton Shores City	n/u	n/u	**	**	0 a	72	**	**	0 a	144
Leamington CA	**	14	35 b	515	56 a	686	**	25	95 b	1,240
Meaford MU	**	**	3 a	54	1 d	129	**	18	5 c	208
Norfolk CA	**	21	14 d	230	8 a	606	**	30	25 c	888
North Perth Town	1 a	25	1 a	99	1 a	215	1 a	44	4 a	383
Owen Sound CA	**	103	14 c	608	17 c	751	9 c	280	41 b	1,742
Sarnia CA	8 c	166	74 a	2,280	123 a	2,716	5 c	183	209 a	5,345
Saugeen Shores Town	**	**	0 b	103	0 c	223	0 a	57	0 b	395
Stratford CA	**	32	40 b	732	44 b	1,016	7 b	142	94 b	1,922
Tillsonburg CA	**	13	25 a	274	33 b	559	**	28	60 a	873
Woodstock CA	**	17	24 b	780	23 a	1,176	3 c	93	52 a	2,066

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Centre Wellington CA	**	**	3.9 d	**	2.4 a	**	**	n/s	3.1 b	**
Chatham-Kent CA	**	**	8.5 b	9.7 b	8.1 b	7.3 b	8.1 c	5.7 d	8.2 a	8.0 b
Essex T	n/u	**	n/u	21.0 a	n/u	9.1 a	n/u	0.0 a	n/u	13.8 a
Ingersoll CA	n/u	n/u	7.0 a	9.3 b	4.3 a	8.4 a	**	**	4.7 a	8.5 a
Kincardine MU	n/u	**	n/u	0.0 d	n/u	2.4 c	n/u	**	n/u	1.5 c
Lambton Shores City	n/u	n/u	**	**	13.7 a	5.6 a	**	**	6.9 a	2.8 a
Leamington CA	**	**	5.4 a	7.6 b	5.7 a	9.3 a	2.2 a	**	5.5 a	8.5 b
Meaford MU	**	**	3.5 a	5.7 a	1.6 c	**	**	**	2.4 a	3.0 c
Norfolk CA	**	**	5.7 d	5.9 d	5.3 c	1.7 c	**	**	5.7 c	3.1 d
North Perth Town	4.1 a	8.0 a	5.1 b	4.0 a	7.4 a	2.8 a	4.7 c	6.8 a	6.3 a	3.9 a
Owen Sound CA	4.6 d	**	4.6 d	4.3 d	2.3 c	4.5 d	1.6 b	6.9 c	3.2 c	4.8 c
Sarnia CA	9.2 c	7.0 b	6.6 a	5.2 a	7.0 a	6.1 a	5.8 b	4.4 c	6.8 a	5.7 a
Saugeen Shores Town	**	**	1.4 d	**	0.9 d	0.5 b	0.0 a	0.0 a	0.9 a	0.5 a
Stratford CA	**	**	4.2 b	7.6 b	4.7 b	5.9 b	**	5.6 b	4.7 b	6.7 a
Tillsonburg CA	**	**	2.7 c	10.3 a	3.9 c	6.3 b	**	**	3.8 c	7.6 a
Woodstock CA	3.2 a	**	5.1 b	4.4 a	4.1 b	3.1 b	4.1 b	8.9 b	4.5 a	3.9 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08
Centre Wellington CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Chatham-Kent CA	n/a	**	n/a	++	n/a	**	n/a	++	n/a	**
Essex T	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u
Ingersoll CA	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	**
Kincardine MU	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u
Lambton Shores City	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	**
Leamington CA	n/a	**	n/a	++	n/a	1.2 a	n/a	**	n/a	2.0 c
Meaford MU	n/a	**	n/a	++	n/a	**	n/a	**	n/a	**
Norfolk CA	n/a	**	n/a	**	n/a	++	n/a	**	n/a	++
North Perth Town	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Owen Sound CA	n/a	**	n/a	++	n/a	3.0 c	n/a	**	n/a	**
Sarnia CA	n/a	4.7 c	n/a	3.3 b	n/a	3.1 b	n/a	3.6 d	n/a	3.2 b
Saugeen Shores Town	n/a	**	n/a	**	n/a	**	n/a	2.7 a	n/a	**
Stratford CA	n/a	1.4 a	n/a	++	n/a	1.4 a	n/a	2.2 a	n/a	1.3 a
Tillsonburg CA	n/a	**	n/a	0.6 b	n/a	1.6 c	n/a	**	n/a	++
Woodstock CA	n/a	**	n/a	3.4 d	n/a	3.0 c	n/a	**	n/a	3.0 b

¹ The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

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++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

3.1.1.5 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Centre Wellington CA	**	**	3.1 c	**	1.6 a	0.4 a	**	n/s	2.3 a	5.4 d
Chatham-Kent CA	**	**	6.4 c	8.0 c	6.4 b	6.0 b	5.9 c	4.3 d	6.4 b	6.4 b
Essex T	n/u	**	n/u	17.9 a	n/u	8.5 a	n/u	2.1 a	n/u	10.6 a
Ingersoll CA	n/u	n/u	6.5 a	5.6 b	3.5 b	7.7 a	13.5 d	15.8 d	6.3 a	10.0 a
Kincardine MU	n/u	**	n/u	0.0 d	n/u	0.0 b	n/u	**	n/u	0.0 b
Lambton Shores City	n/u	n/u	**	**	2.7 a	0.0 a	**	**	1.4 a	0.0 a
Leamington CA	**	**	4.9 a	7.0 b	7.3 a	10.2 a	0.0 a	**	6.0 a	8.9 a
Meaford MU	**	**	1.7 a	5.5 a	0.6 a	0.6 b	**	**	1.3 a	2.1 b
Norfolk CA	**	**	4.3 d	5.9 d	3.3 c	1.3 a	**	**	3.7 c	2.8 c
North Perth Town	**	**	2.1 c	1.0 a	0.5 a	0.5 a	0.0 d	1.9 b	1.0 a	1.0 a
Owen Sound CA	**	**	1.9 c	2.2 c	1.2 a	2.2 c	0.8 a	3.2 c	1.5 a	2.3 b
Sarnia CA	6.5 c	4.5 c	4.9 b	3.1 a	5.9 b	4.0 b	5.9 d	**	5.6 b	3.5 b
Saugeen Shores Town	**	**	0.0 b	0.0 b	0.4 b	0.0 c	0.0 a	0.0 a	0.2 b	0.0 b
Stratford CA	0.0 c	**	2.6 b	5.5 b	2.6 a	4.2 b	4.8 d	4.2 b	2.7 a	4.8 b
Tillsonburg CA	**	**	2.1 c	9.1 a	2.4 b	5.8 b	**	**	2.5 b	6.8 a
Woodstock CA	3.2 a	**	4.4 b	3.1 b	3.2 b	1.9 a	4.2 c	4.3 d	3.7 b	2.6 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.2_5 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Centre Wellington CA	**	**	665 a	626 b	757 a	749 b	**	n/s	723 a	695 b
Chatham-Kent CA	431 b	435 b	548 a	547 a	636 a	625 a	665 b	607 a	609 a	596 a
Essex T	n/u	**	n/u	561 b	n/u	644 a	n/u	**	n/u	622 b
Ingersoll CA	n/u	n/u	646 a	**	665 a	658 a	693 a	694 a	668 a	662 a
Kincardine MU	n/u	**	n/u	**	n/u	809 c	n/u	**	n/u	749 c
Lambton Shores City	n/u	n/u	**	**	555 a	566 a	**	**	553 a	561 b
Leamington CA	432 c	498 d	610 a	602 a	718 a	719 a	878 b	845 c	682 a	677 a
Meaford MU	**	**	571 a	547 a	678 a	720 a	749 b	776 a	657 a	675 a
Norfolk CA	473 a	444 b	571 a	545 a	622 a	596 a	659 b	**	606 a	582 a
North Perth Town	**	**	547 b	528 c	668 a	667 a	**	**	625 b	625 a
Owen Sound CA	472 a	468 a	594 a	612 a	714 a	732 a	746 a	756 a	662 a	679 a
Sarnia CA	483 b	478 a	581 a	585 a	681 a	679 a	822 b	762 c	642 a	640 a
Saugeen Shores Town	**	**	551 a	605 b	625 b	694 a	694 a	671 a	597 a	659 a
Stratford CA	484 a	497 a	606 a	623 a	733 a	747 a	864 a	870 a	693 a	708 a
Tillsonburg CA	484 a	472 a	569 a	578 a	670 a	669 a	**	739 a	636 a	638 a
Woodstock CA	422 b	436 b	584 a	628 a	670 a	704 a	708 a	672 a	643 a	671 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.3.5 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2008 by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Centre Wellington CA	**	**	**	160	1 a	228	n/s	n/s	21 d	397
Chatham-Kent CA	**	79	122 c	1,528	163 b	2,702	27 d	629	318 b	4,937
Essex T	**	**	14 a	78	12 a	142	1 a	47	29 a	273
Ingersoll CA	n/u	n/u	3 b	54	11 a	143	15 d	97	29 a	294
Kincardine MU	**	**	0 d	57	0 b	147	**	**	0 b	226
Lambton Shores City	n/u	n/u	**	**	0 a	72	**	**	0 a	144
Leamington CA	**	14	36 b	517	74 a	726	**	28	114 a	1,285
Meaford MU	**	**	3 a	56	1 b	158	**	20	5 b	241
Norfolk CA	**	21	14 d	230	8 a	614	**	30	25 c	896
North Perth Town	**	25	1 a	102	1 a	222	1 b	52	4 a	401
Owen Sound CA	**	107	14 c	621	17 c	754	9 c	282	41 b	1,764
Samia CA	8 c	166	74 a	2,349	130 b	3,214	**	439	216 b	6,168
Saugeen Shores Town	**	**	0 b	103	0 c	223	0 a	57	0 b	395
Stratford CA	**	32	40 b	732	44 b	1,028	7 b	168	94 b	1,960
Tillsonburg CA	**	13	25 a	275	33 b	572	**	28	60 a	887
Woodstock CA	**	17	24 b	780	26 a	1,366	11 d	247	62 a	2,410

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3.1.4_5 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08	Apr-07	Apr-08
Centre Wellington CA	**	**	3.9 d	**	2.4 a	**	**	n/s	3.1 b	**
Chatham-Kent CA	**	**	8.5 b	9.8 b	7.7 b	7.4 b	7.7 c	5.3 d	8.0 a	8.0 b
Essex T	n/u	**	n/u	19.2 a	n/u	10.6 a	n/u	2.1 a	n/u	12.1 a
Ingersoll CA	n/u	n/u	6.5 a	9.3 b	3.5 b	8.4 a	13.5 d	18.7 d	6.3 a	11.9 c
Kincardine MU	n/u	**	n/u	0.0 d	n/u	2.9 c	n/u	**	n/u	1.9 b
Lambton Shores City	n/u	n/u	**	**	13.7 a	5.6 a	**	**	6.9 a	2.8 a
Leamington CA	**	**	5.4 a	7.7 b	7.6 a	11.2 a	2.1 a	**	6.5 a	9.7 a
Meaford MU	**	**	3.4 a	5.5 a	1.3 a	1.3 d	**	**	2.1 a	2.6 b
Norfolk CA	**	**	5.7 d	5.9 d	5.4 c	1.7 c	**	**	5.7 b	3.1 d
North Perth Town	**	**	5.1 c	5.5 b	7.4 b	2.7 a	3.3 d	5.7 d	6.0 a	4.1 a
Owen Sound CA	4.5 d	**	4.6 d	4.2 d	2.2 c	4.5 d	1.6 b	6.8 c	3.1 c	4.7 c
Sarnia CA	9.2 c	7.0 c	6.5 a	5.0 a	7.4 b	5.5 a	**	**	7.1 a	5.1 a
Saugeen Shores Town	**	**	1.3 d	**	0.9 d	0.5 b	0.0 a	0.0 a	0.8 a	0.5 a
Stratford CA	**	**	4.2 b	7.6 b	4.6 b	5.9 b	**	4.8 b	4.5 b	6.6 a
Tillsonburg CA	**	**	2.6 c	10.2 a	4.2 c	6.1 b	**	**	4.0 c	7.5 a
Woodstock CA	3.2 a	**	5.1 b	4.4 a	4.0 b	3.0 a	4.5 c	**	4.4 a	3.8 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.5_5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08
	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08	Apr-06 to Apr-07	Apr-07 to Apr-08
Centre Wellington CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Chatham-Kent CA	n/a	**	n/a	++	n/a	**	n/a	1.3 d	n/a	1.1 d
Essex T	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u
Ingersoll CA	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	**
Kincardine MU	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/u
Lambton Shores City	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	**
Leamington CA	n/a	**	n/a	++	n/a	1.1 a	n/a	**	n/a	2.0 c
Meaford MU	n/a	**	n/a	++	n/a	**	n/a	**	n/a	**
Norfolk CA	n/a	**	n/a	**	n/a	++	n/a	**	n/a	++
North Perth Town	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Owen Sound CA	n/a	**	n/a	++	n/a	3.0 c	n/a	**	n/a	**
Samia CA	n/a	4.7 c	n/a	3.3 b	n/a	3.0 b	n/a	3.8 d	n/a	3.2 b
Saugeen Shores Town	n/a	**	n/a	**	n/a	**	n/a	2.7 a	n/a	**
Stratford CA	n/a	1.4 a	n/a	++	n/a	1.4 a	n/a	2.1 a	n/a	1.3 a
Tillsonburg CA	n/a	**	n/a	0.6 b	n/a	1.6 c	n/a	**	n/a	0.7 b
Woodstock CA	n/a	**	n/a	3.4 d	n/a	2.9 b	n/a	**	n/a	2.8 a

¹ The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the April 2007 and April 2008 Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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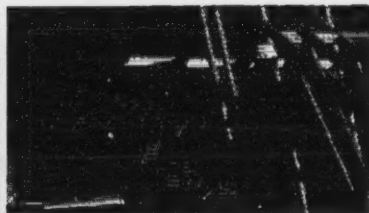
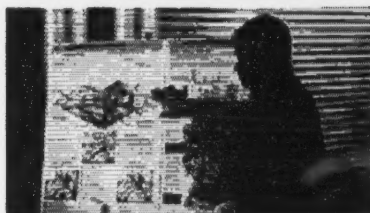
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